



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split

☒ Special Use Permit

☐ Site Plan

☐ Lot Line Revisions

☐ Subdivision

☐ Building Line

File #: 1322

Date Received: 3-6-18

Street Address of Proposed Application: 64 LaSalle Road

Zone: _____

Acreage/Lot Area: _____

Parcel/Lot#: _____

Application Fee: \$350 Surcharge Fee: \$100 Affidavit Fee: \$20. CK# 1095

Applicant's Interest in Property: Lessee

Brief Description of Proposed Activity: To permit outdoor dining for 20 seats (Restaurant)
Harvest Wine Bar

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

LaSalle Road Partners, LLC 64 LaSalle Road, LLC

Record Owner's Name

Applicant's Name

225 Asylum Street

Street

64 LaSalle Road

Street

Hartford, CT 06103

City State Zip

West Hartford, CT 06107

City State Zip

917-862-7612

Telephone #

203-260-1637

Telephone #

Contact Person:

Vicente Siguenza

Name

Vicente Siguenza

Applicant's Signature

26 Adelaide Street

Street

Signature of Owner/Authorized Agent

Fairfield, CT 06825

City State Zip

203-260-1637

Telephone #

vicente@JSRestaurantGroup.com

Email Address

RECEIVED

MAR - 6 2018

PLANNING & ZONING DIVISION
Town of West Hartford, CT



February 15, 2018

Honorable Members of the Town Plan & Zoning Commission
Town of West Hartford
Town Hall Common
50 South Main Street
West Hartford, CT 06107

RE: Application for a Special Use Permit to add Outdoor Dining at Harvest Wine Bar, 64 LaSalle Road, West Hartford, CT 06107

Dear Honorable Members of the Town Plan & Zoning Commission:

Harvest Wine Bar & Restaurant (Harvest), with a projected opening of mid-March 2018, is requesting your consideration to permit outdoor dining at our newest location. This up-and-coming community is home to several jewelry stores, upscale hair salons/barbershops, several financial institutions, many restaurants and much more. We are excited to be opening our doors to such an exciting and bustling area.

Special Use Permit Proposal

Harvest proposes:

- To add 18 seats for outdoor dining, on the sidewalk, directly in front of 64 LaSalle Road, on either side of the front entrance door. Possibly 12 seats on the north side and 8 on the south side.
- To add a perimeter to the dining area by enclosing the space with a 3'6" aluminum fence which meets the Liquor Control Board's standard

A. Space Definition/Location

1. The boundaries of our outdoor patio will be clearly defined by aluminum fencing, measuring 3'6" high all around. The fencing posts, approximately 4' apart, will be weighted to secure they stay in place. The height and material of the fencing will ensure the openness of the area that is required by the Town.
2. At this time, we are not requesting the presence of an awning to shade the patio. If we see a need for one in the future, we will apply for approval from the Town.
3. There are no fire hydrants or fire hose couplings/connections on the building, so there would be no obstructions.

64 LaSalle Road, West Hartford, CT 06107 • Phone: 203.260.1637
Email: harvestwesthartfordct@gmail.com • Website: HarvestWineBar.com



4. Alcoholic beverages will be sold to patrons on the outdoor patio. To ensure we meet all requirements for this, our patio will be clearly defined by an aluminum fence (described in Section A, Part 1).
5. The outdoor dining area is flush with the existing pedestrian walkway and will remain that way as required.

B. Operations

1. The outdoor dining area will be fully capable of accommodating disabled patrons. Restrooms for patrons will be located inside the restaurant. Sidewalk level front door entrance will ensure wheelchair users to access the restrooms.
2. Harvest does not have any pass-through or take-out windows. However, our front door used for delivering food items from the kitchen to the outdoor dining area is self-close.
3. Harvest has submitted appropriate plans to the Bloomfield-West Hartford Health District outlined our plans for an outdoor dining area.
 - a) The kitchen facilities in the restaurant are adequate to service the entire restaurant, including the outdoor dining area. There will be NO cooking outside.
 - b) The outdoor service station, containing dining room supplies, will be properly protected at all times.
 - c) Full table service will be available for outdoor dining patrons. Waitstaff will clear garbage from tables and deposit trash in waste receptacles inside the restaurant. No outdoor garbage receptacles will be available.
4. At this time, Harvest is not requesting the use of heaters in the outdoor dining area. If we see a need for them in the future, we will seek the proper approval from the Town and Fire Marshal.
5. At this time, Harvest is not requesting approval to have music played in the outdoor dining area. If we see a need for this in the future, we will seek proper approval from the Town.
6. Restaurant management will ensure that the patrons of the outdoor dining area do not disturb persons beyond the premises of the restaurant with disruptive behavior. Alcoholic beverages will not be served to outdoor dining patrons without the purchase of food.
7. Outdoor dining will be available to patrons during normal business hours, typically 11:30am-11:00pm or any hours within those times.
8. Other than service animals, no animals will be permitted in the outdoor dining area at any time.
9. While exterior town lamp posts will help illuminate the area, we will have small, battery powered candles on each table for extra table lighting.



C. Maintenance

1. Harvest understands that the cleanliness of our restaurant and patio is critical to our success. Our waitstaff and bus people will be extra diligent when cleaning the outdoor area, ensuring any garbage is cleaned up and disposed of in the proper receptacles indoors, any spills cleaned up immediately and tables cleared and re-set as soon as patrons have left. They will also ensure the clean-up of any street trash from the sidewalks and gutters in front of the restaurant. In addition, the entire floor/sidewalk surface in and around the outdoor dining area shall be swept as necessary, but not less frequently than daily, and cleaned to remove greases, oils and stains by steam cleaning or a similar process on a monthly basis.
2. There will not be any trash receptacles in the outdoor dining area.
3. In the future, we may decide to add a retractable awning to shade our outdoor tables. We will ensure the awning is installed with a maximum length of five feet out from the building and the height is at least seven feet above the ground. We will not use the awning for advertisement.
4. Our outdoor patio furniture is made of solid aluminum. It is heavy, durable and easily cleaned and maintained.
5. During the off season, this furniture will be stored at our corporate off/warehouse space in Milford, CT.

Please feel free to contact us with any questions.

Sincerely,

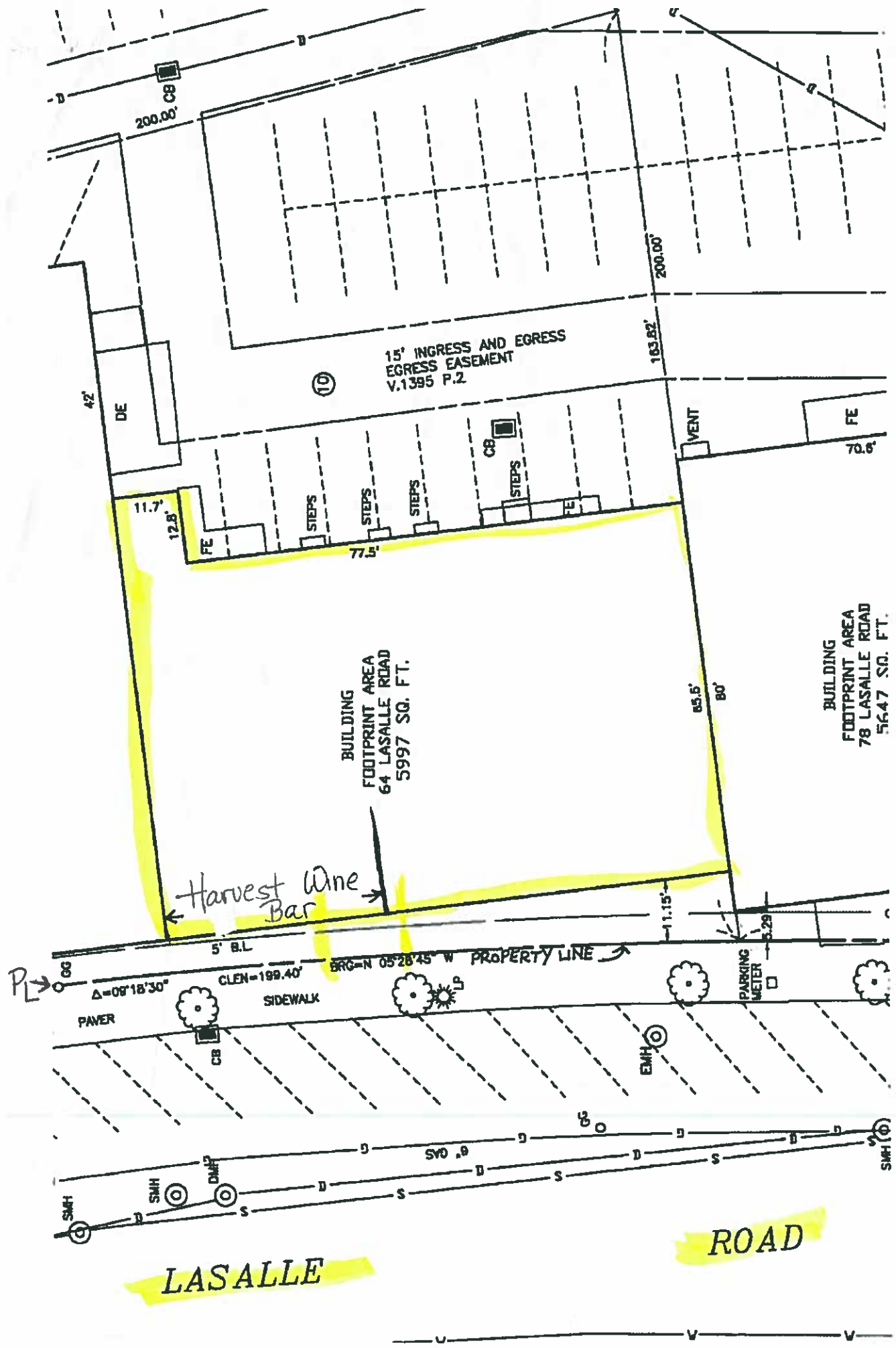
Vicente Siguenza
JS Restaurant Group
Owner

VS/sm



64 LASALLE ST.
HARVEST WINE BAR





Forwarded on 5.3.18 to:
V. Siguenza
T. Dumas
C. Doran

Brittany Bermingham

To: Claude Jean
Subject: RE: CityView Autogenerated

From: Claude Jean
Sent: Thursday, May 03, 2018 8:56 AM
To: Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Cc: Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Subject: CityView Autogenerated

Good Morning Brittany,

Please be advised that I have reviewed your request to determine if the present toilet room fixture count is adequate for a proposal to add outdoor tables for an additional 20 diners. The present fixture count is adequate for an additional 57 diners, hence, an additional 20 diners would not trigger a requirement for additional toilet room fixtures.

I hope this is helpful—J. C. Jean

Applicant: sroch@optonline.net
Owner:
Contractor: sroch@optonline.net

EMAIL REVIEW RECEIPT

Dated: May 03, 2018

Re: Permit # PRBD20170002030

64 LASALLE ROAD, West Hartford, CT 06107

Description of Work: Retail space to restaurant space for 'Harvest Restaurant' aka 64 Lasalle Road. Signs and awnings to be applied for under separate permit.

Dear Applicant,

The Permits & Inspections activity 'Revision Review' for reference number 'PRBD20170002030' has resulted in 'Submittal Received.'

This was completed on May 03, 2018

Comments:

5/3/18 Request to install outdoor dining for an additional 20 diners. JCJ

Thank you.

Claude Jean

Building Department

Town of West Hartford

West Hartford, CT 06107

860-561-7530

This message auto-generated by Town of West Hartford Building System.

This email was sent from West Hartford.

Forwarded on 3.21.18 to:
V. Siquenza
T. Dumais
C. Dorau

Brittany Bermingham

From: Bob Proctor
Sent: Wednesday, March 21, 2018 10:18 AM
To: Catherine Dorau
Cc: Todd Dumais; Brittany Bermingham; Aimee Krauss
Subject: 64 LaSalle Rd., File #1322, SUP, OUTDOOR DINING (Harvest Wine Bar)

Cathy,

We have reviewed the Application, narrative and site plan for OUTDOOR DINING (20 seats) at 64 LaSalle Rd. (Harvest Wine Bar) and have no issue with the proposal.

Bob Proctor,
WHBHD
3-21-18

Forwarded on 3.19.18
to: V. Siquenza
T. Dumais
C. Dorau

Brittany Bermingham

From: Brian Pudlik
Sent: Monday, March 19, 2018 10:18 AM
To: Brittany Bermingham
Subject: RE: Comments Needed for 64 Lasalle Outdoor Dining SUP (Harvest Wine Bar)- 20 Seats

Brittany,

I have no concerns with this proposed outdoor dining area.

Thank you,

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

From: Brittany Bermingham
Sent: Monday, March 19, 2018 10:16 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: FW: Comments Needed for 64 Lasalle Outdoor Dining SUP (Harvest Wine Bar)- 20 Seats

Please use these attached plans and application material for 64 Lasalle Road instead of those in my previous email below. I did not include the detailed information on seating information in my original email.

Thanks!

From: Brittany Bermingham
Sent: Monday, March 19, 2018 9:50 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Comments Needed for 64 Lasalle Outdoor Dining SUP (Harvest Wine Bar)- 20 Seats

Our office received the attached SUP Outdoor Dining application for Harvest Wine Bar at 64 Lasalle Road. Please review the attached application and plans and provide our office comments by **March 28**.

Thank you,

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

Brittany Bermingham

Forwarded on 3.19.18 tz

From: Mike Sinsigalli
Sent: Monday, March 19, 2018 2:58 PM
To: Brittany Bermingham; Bob Proctor; Brian Pudlik; Dan Coppinger
Cc: Todd Dumais; Catherine Dorau
Subject: RE: Comments Needed for 64 Lasalle Outdoor Dining SUP (Harvest Wine Bar)- 20 Seats

*V. Siquenza
T. Dumais
C. Dorau*

Brittany,
Review of the submitted plans for the outdoor dining at the Harvest Wine Bar disclosed no issues. We recommend approval of the application contingent upon the condition that the approval does not include patio heaters which were not included in the submittal.

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov
[Follow Us](#)

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Sent: Monday, March 19, 2018 10:16 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>
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Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Comments Needed for 64 Lasalle Outdoor Dining SUP (Harvest Wine Bar)- 20 Seats

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Thank you,

Brittany A. Bermingham
Planning Technician

Forwarded 3.22.18 to Mr. Siguenza
T. Dumais
C. Doran



MEMORANDUM

TO: Todd Dumais, Town Planner
FROM: *DJM* Duane J. Martin, P.E., Town Engineer
RE: 64 LaSalle Road, Special Use Permit Application No. 1322
DATE: March 21, 2018

The Engineering Division reviewed the Special Use Permit Application No. 1322 for 64 LaSalle Road dated received March 6, 2018 and have no comments. We find the application to be acceptable.